

EastGate Commerce Center PUD at Highway 78, Truman Road and Little Blue Parkway

NorthPoint Development proposes EastGate Commerce Center as a new addition to the Independence community. The portion of the development subject to this Rezoning-PUD application contemplates approximately 611,000 square feet of commercial and industrial space. The property in question is located at the southeast corner of Highway 78, Truman Road and Little Blue Parkway. This park will be built out in phases over the next 5-7 years and is located on approximately 72 acres. Under the proposed plan this equates to a FAR coverage of 17%.

The property is currently zoned C-2/PUD and we are proposing a zoning change to Business Park. This zoning is consistent with property in the area and believe our proposed development will be a job generation and economic enhancement to the community. We are committed to partnering with the City of Independence to create a high-quality development that the community can be proud of. With respect to that commitment, the buildings within the PUD area will be designed to be pedestrian friendly, by way of connecting walkways, including connections, where feasible, between adjacent buildings and public streets. In addition, the buildings themselves will be designed with quality building materials, architectural elevations with vertical and horizontal articulation and the use of glass to provide a two-story appearance, representative of a traditional business park.

The appropriate zoning district for this ground is a PUD-Business Park. This zoning will allow for a mix of class-A industrial space and smaller commercial users. Appropriate parking and storm water detention will be provided in support of the development. Tenants will be subject to lease covenants and restrictions consistent with NorthPoint's national standards. Common open spaces shared by these tenants will be maintained by the property owner as set by O&M manuals to be developed.

NorthPoint is working with the relevant utility providers to expand infrastructure as needed to serve the proposed development.

We are requesting that there be no restriction on building size or lot size. This will allow for an appropriate mix of larger industrial buildings with smaller commercial lots that can be sized to fit future tenant needs.

Thank you for your consideration,



Grant Polley
NorthPoint Development Inc.
Development Manager